



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 20, 2016

SUBJECT: PP 2016-10 Consideration of a request from Zeon Properties LLC for a Preliminary Plat of St. Joseph Estates Addition on 11.223 acres located in the 7500 block of Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Zeon Properties LLC is requesting approval of a revised Preliminary Plat of St Joseph Estates. This 11.223-acre subdivision is located on the east side of Davis Boulevard between Rumfield Road and Freedom Way. The proposed preliminary plat meets the requirements of the subdivision regulations and the proposed Residential Infill Planned Development (RI-PD) zoning change being requested on the same agenda.

GENERAL DESCRIPTION:

The preliminary plat for St Joseph Estates includes 25 single-family residential lots, 2 non-residential lots, and one open space lot. The residential lots range in size from 6,291 to 11,407 square feet, with an average lot size of 7,475 square feet. The lots comply with the proposed RI-PD zoning district standards.

There are two nonresidential lots proposed in the plat. A 3.35-acre lot is located north of the creek channel and is the remainder property of the undeveloped Northeast Business Park. The second lot, which is 17,802 square feet in area, is located at the southeast corner of Davis Boulevard and Patricks Path at the entrance into the subdivision. It is anticipated that the smaller lot would be developed as an office building in the future.

THOROUGHFARE PLAN: The development has frontage on Davis Boulevard, classified as a P6D Principal Arterial roadway. A P6D roadway is a six-lane divided street with a variable width ultimate right-of-way. The dedication of right-of-way is not anticipated for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: A 7.456-acre portion of this property was rezoned to RI-PD for an 18-lot subdivision on September 26, 2016. The 17,802 square foot lot along Davis Boulevard was also zoned LR Local Retail at that same meeting. The remaining 3.35 acres remains its original zoning of C-2 Commercial.



SURROUNDING ZONING | LAND USE:

North: C-1 Commercial and C-2 Commercial | Office

West: C-1 Commercial | Retail

South: C-2 Commercial, R-2 Single-Family Residential, R-1 Single Family Residential, and R-1-S Special Single Family | Office and Low Density Residential

East: R-3 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Northeast Business Park, an undeveloped subdivision platted in 1974. If approved, the proposed preliminary plat would provide a new lot configuration for the development and authorize the owner to submit a final plat for the property. The final plat would also be considered a replat of the Northeast Business Park addition.

RECOMMENDATION:

Approve PP 2016-10.